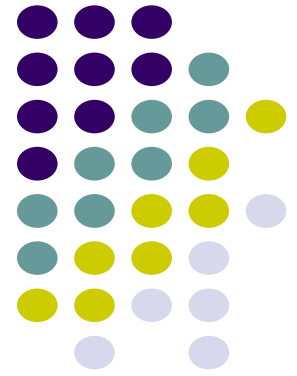


THE RESIDENCES AT CENTRAL PARK
233 ARDAGH ROAD
DEPUTATION



CITY COUNCIL
SEPTEMBER 19

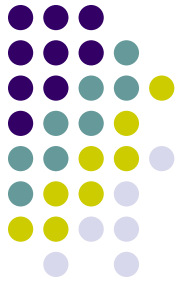


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PROPOSAL HISTORY

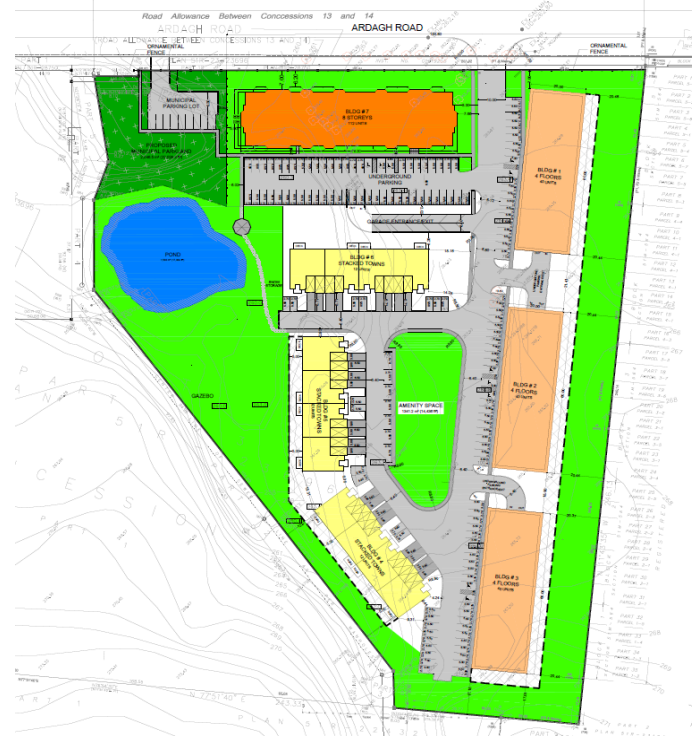


ORIGINAL SUBMISSION



- ONE 10-STOREY APARTMENT BUILDING
- FOUR 6-STOREY APARTMENT BUILDINGS
- TWENTY STACKED TOWNHOUSE UNITS

UPDATED SUBMISSION



- ONE 8-STOREY APARTMENT BUILDING
- THREE 4-STOREY WALK-UP APARTMENT BUILDINGS
- THIRTY-SIX STACKED TOWNHOUSE UNITS

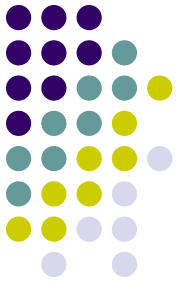


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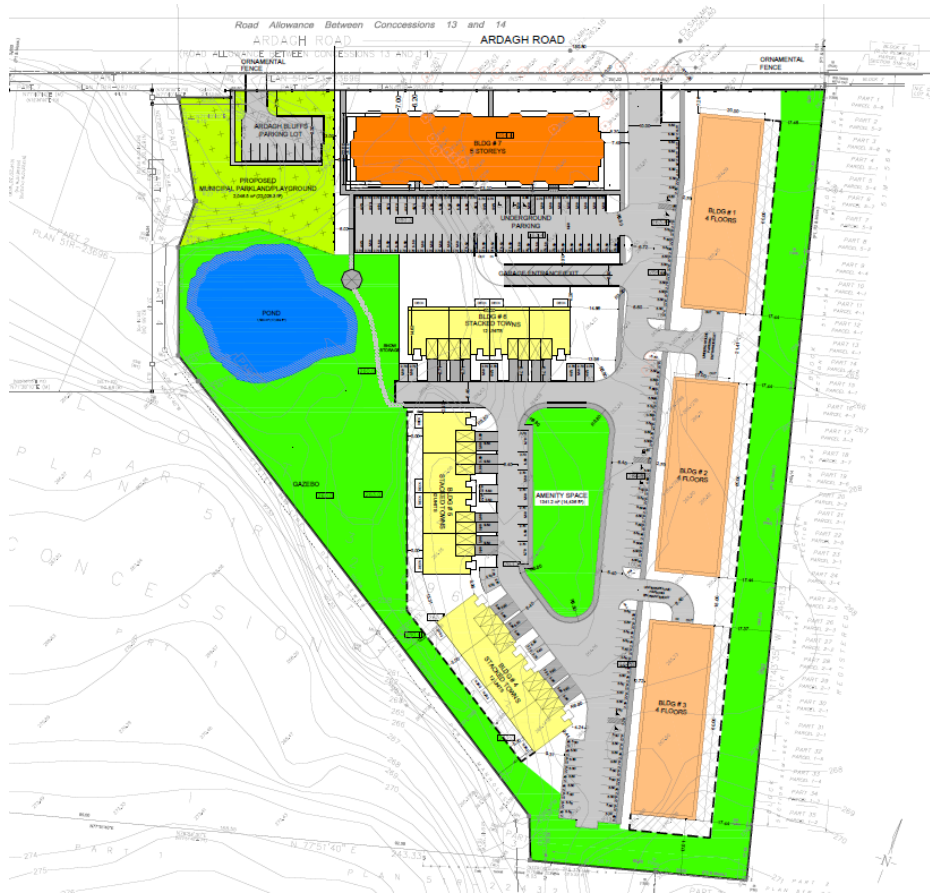


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PROPOSAL HISTORY



CURRENT SUBMISSION

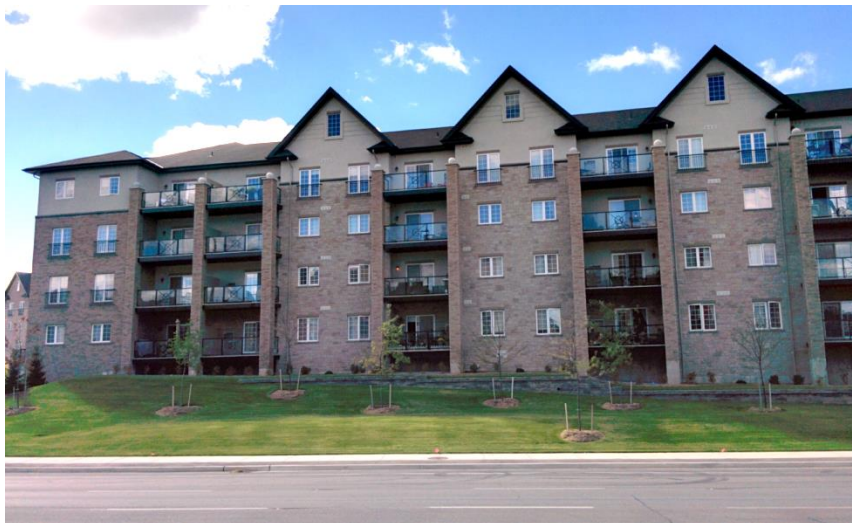
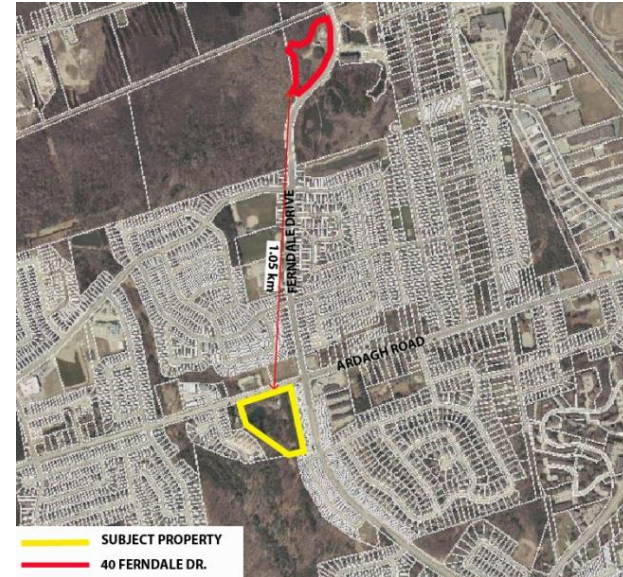


- ONE 5-STOREY (18.0 M) APARTMENT BUILDING
- THREE 4-STOREY WALK-UP APARTMENT BUILDINGS (14.0 M)
- 36 STACKED TOWNHOUSE UNITS
- 268 UNITS TOTAL
- 80.7 UPHA AFTER DEDICATION OF 0.20 HA MUNICIPAL PARK
 - 76.1 UPHA WITHOUT DEDICATION
- SUBSTANTIAL SEPARATION FROM ADJACENT PROPERTIES
 - 17.0 M SETBACK (EAST)
 - 13.0 M SETBACK (WEST)
- RETENTION OF MATURE VEGETATION ALONG PERIPHERY
 - 12.0 M (EAST)
 - 8.0 M + (WEST)
- 57 UPHA IS STILL HIGH DENSITY UNDER ARDAGH SECONDARY PLAN

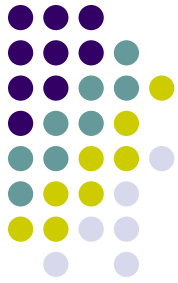


SURROUNDING DENSITIES

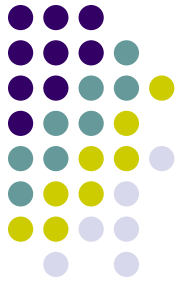
40 FERNDALE DR



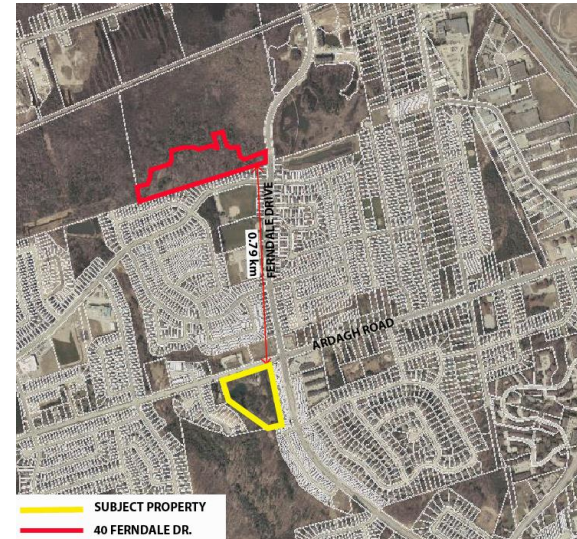
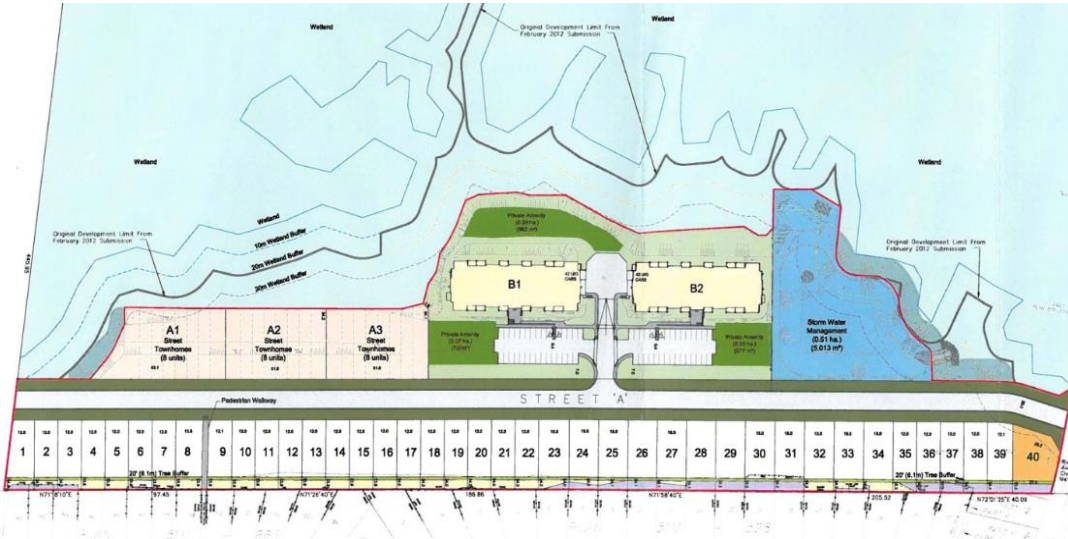
- MANHATTAN WEST
- THREE 4-STOREY APARTMENT BUILDINGS
- RM2 SP-493
 - HEIGHT 18.0 M (SAME AS PROPOSAL)
 - DENSITY 70 UPHA
- ARDAGH SECONDARY PLAN



SURROUNDING DENSITIES



40 FERNDALE DR

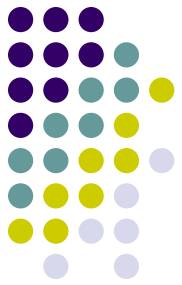


— SUBJECT PROPERTY
— 40 FERNDALE DR.

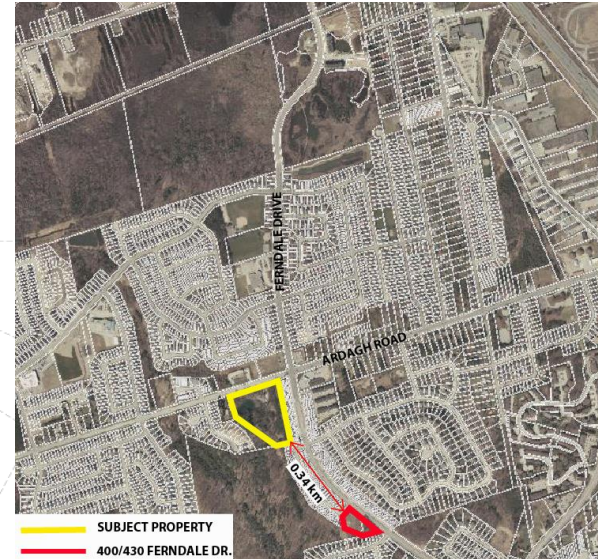
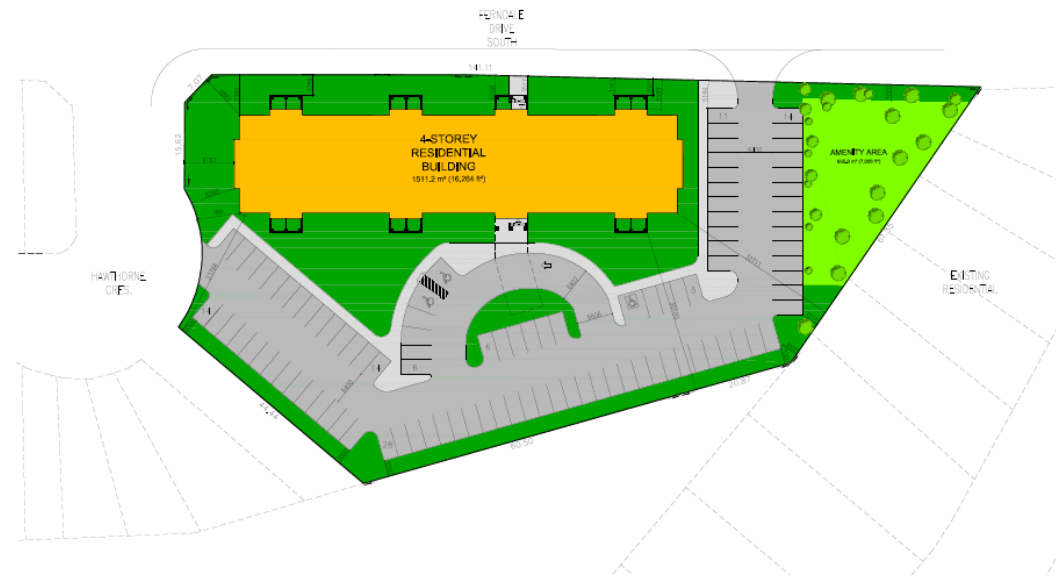


- GREENWICH VILLAGE
- TWO 4-STORY APARTMENT BUILDINGS
- RM2 SP-494
 - HEIGHT 18.0 M (SAME AS PROPOSAL)
 - DENSITY 70 UPHA
- VEGETATION CLEARED RIGHT TO SOUTHERN BOUNDARY
- ARDAGH SECONDARY PLAN

SURROUNDING DENSITIES

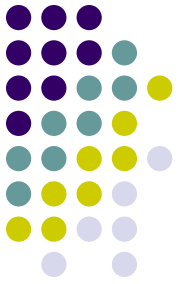


400/430 FERNDALE DR

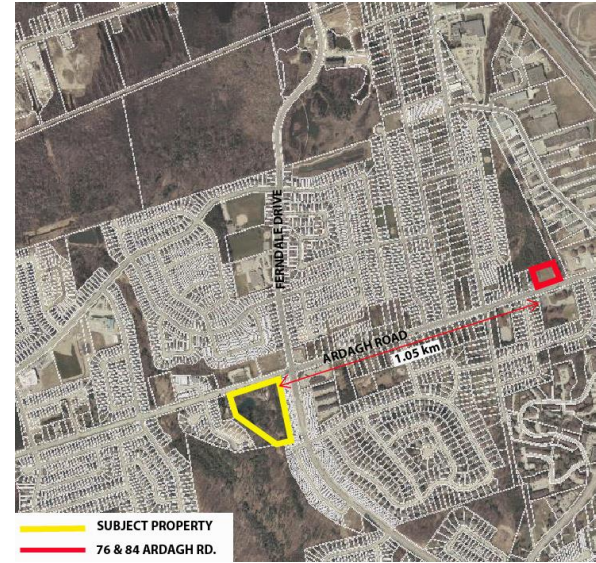
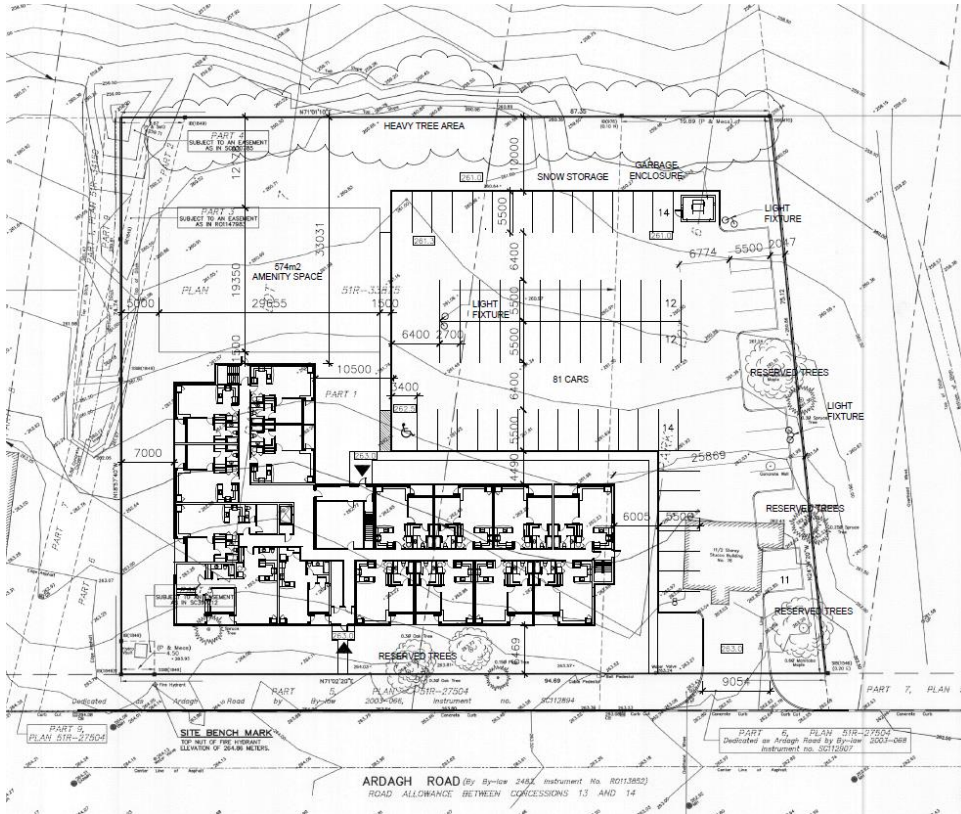


- PINEMOUNT DEVELOPMENTS
- ONE 4-STOREY APARTMENT BUILDING
- RM2-SP ZONING ENDORSED BY COUNCIL
 - DENSITY 84 UPHA
 - HEIGHT 13.0 M

SURROUNDING DENSITIES

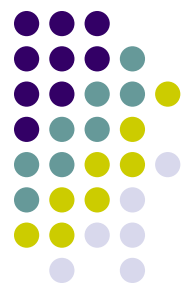


76 & 84 ARDAGH ROAD



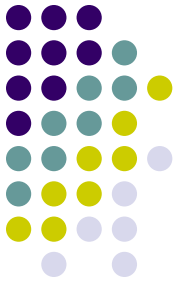
- MORRA HOMES
- ONE 3-STOREY APARTMENT BUILDING
- RM2-467 ZONING
 - DENSITY 69 UPHA

VISUAL IMPACT



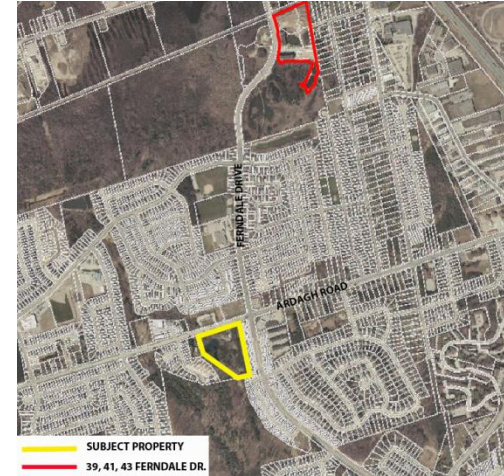
INTERSECTION OF FERNDALE DR & ARDAGH ROAD (LOOKING SW)





VISUAL IMPACT

39, 41 & 43 FERNDALE DR



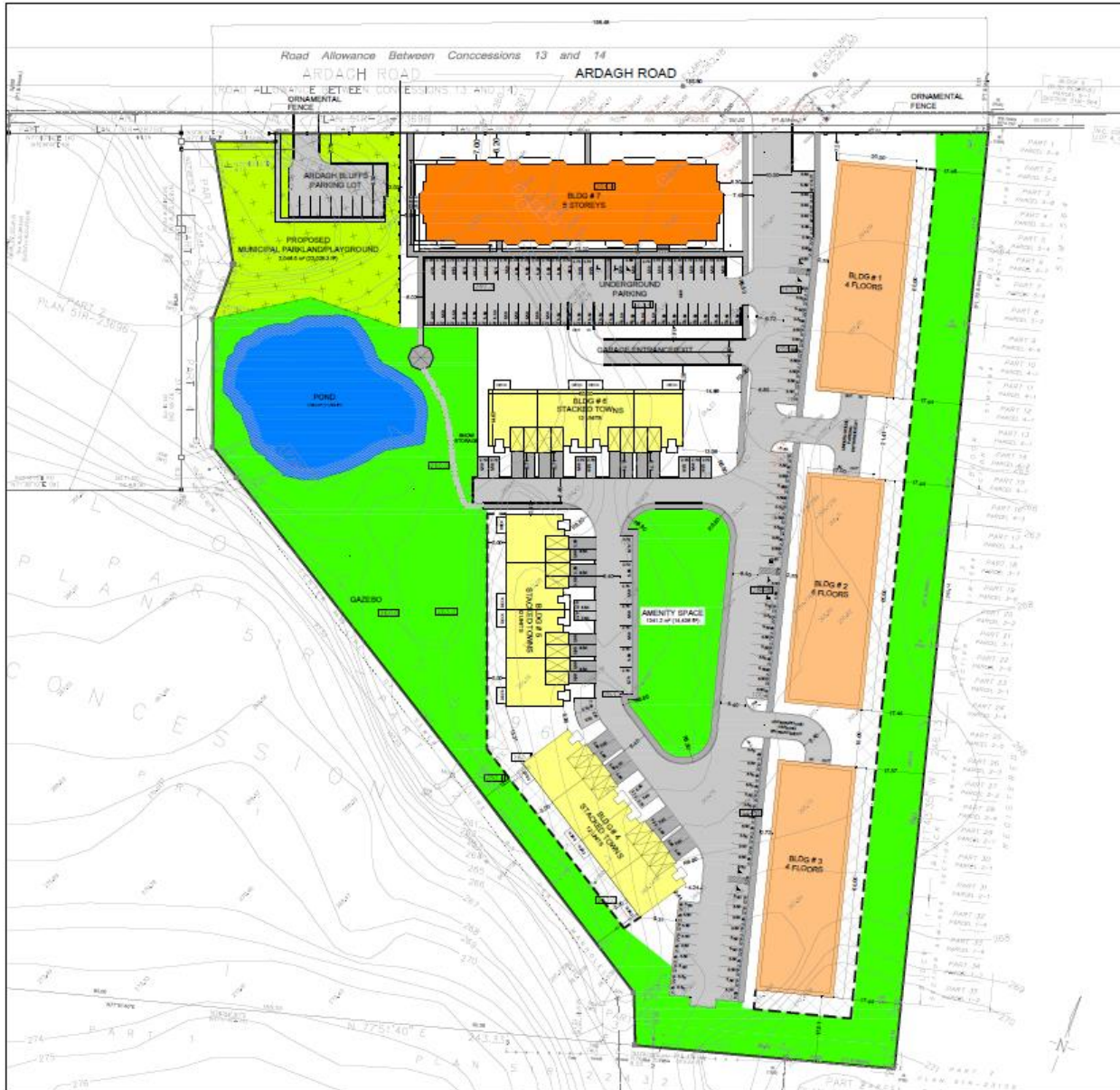
- RM2-441 ZONING
 - 5-STOREYS
 - 18.0 M HEIGHT
- MINIMAL BUFFERING TO ADJACENT LOW-DENSITY, SINGLE-DETACHED NEIGHBOURHOOD



Innovative Planning Solutions
Celebrating 10 yrs 2005-2015



- WE RESPECTIVELY REQUEST THAT THE ORIGINAL MOTION AS RECOMMENDED IN STAFF REPORT PLN018-16 BE APPROVED AS WRITTEN.



SITE PLAN
RESIDENCES AT CENTRAL PARK
 PART OF LOT 4, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF INNISFIL
 CITY OF BARRIE
 COUNTY OF SIMCOE
 2016

- TOTAL SITE AREA (268 UNITS)
3.52 ha (8.69 ac.)
1.32 ha (3.26 ac.) after parkland dedication
- GARDEN FLATS
3,800 m² (26,750 ft²)
- TOWER SUITES
1,573.2 m² (16,933 ft²)
- STACKED TOWNHOUSES (36 UNITS)
2411.0 m² (25,981 ft²)
- ROADS (PARKING INCL.)
6281.0 m² (67,808 ft²)
- AMENITY SPACE
0.83 ha (2.05 ac.)
not including proposed municipal parkland
- LANDSCAPED OPEN SPACE
1.77 ha (4.37 ac.)
- POND
0.18 ha (0.44 ac.)
- LANDS TO BE DEDICATED TO THE CITY OF BARRIE
0.20 ha (0.49 ac.)
- 5.0 m 'LIMITS OF DISTURBANCE' AREA

ZONING TABLE - RA-1.3		
PROVISION	REQUIRED	PROVIDED
LOT AREA (min.)	1,100 m ²	33,200 m ²
LOT FRONTAGE (min.)	24.0 m	150.8 m
FRONT YARD SETBACK (min.)	7.0 m	7.0 m
EAST SIDE YARD SETBACK (min.)	5.0 m	17.37 m
WEST SIDE YARD SETBACK (min.)	5.0 m	13.07 m
REAR YARD SETBACK (min.)	7.0 m	17.0 m
LANDSCAPED OPEN SPACE (min. % of lot area)	35%	46.5 %
DWELLING UNIT FLOOR AREA (min.)	35m ² /dwelling unit + 10m ² /bdm	≥ 35m ² /dwelling unit + 10m ² /bdm
LOT COVERAGE (max. % of lot area)	35%	23%
GROSS FLOOR AREA (max % of lot area)	100%	< 100 %
PARKING	402 SPACES (1.5 SPACES/UNIT) (12 BF)	406 SPACES (175 AG + 231 UG) (10 BF AG + 2 UG)
AMENITY AREA	12m ² /UNIT (432 m ²)	852.2 m ²



INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 150 DUNDAS STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B2
 TEL: (705) 812-3281 FAX: (705) 812-3438
 EMAIL: INFO@IPRESOLUTIONS.COM